



ANNUAL NOTICE OF ASSESSMENT



DeKalb County

Property Appraisal Department
120 West Trinity Place, Room 208
Decatur, GA 30030 PHONE (404) 371-0841

*****AUTO**3-DIGIT 302

1291 CEDAR HEIGHTS TRUST
PHENDARA B
PO BOX 514
FOREST PARK, GA 30298-0514

217331/10/556/1



Notice Date: 05/30/2014

**This is not a tax bill
Do not send payment**

Last Date to File Appeal:
07/14/2014

County property records are available online at:
dekalbcountyga.gov/propappr

OFFICIAL TAX MATTER - 2014 ASSESSMENT

The amount of your ad valorem tax bill for the year shown above will be based on the appraised (100%) and assessed (40%) values specified in this notice. You have the right to appeal these values to the County Board of Tax Assessors. All documents and records used to determine the current value are available on request. Additional information on the appeal process may be obtained at <https://etax.dor.ga.gov/PTD/adm/taxguide/appeals.aspx>

At the time of filing your appeal you must select one of the following options:

- (1) Appeal to the County Board of Equalization with appeal to the Superior Court. (value, uniformity, denial of exemption, taxability)
- (2) To arbitration without an appeal to the Superior Court (valuation is the only grounds that may be appealed to arbitration)
- (3) For a parcel of non-homestead property with a FMV in excess of \$1 million, to a hearing officer with appeal to the Superior Court.

If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://web.co.dekalb.ga.us/PropertyAppraisal/appeal.html>

For further information on the proper method of filing an appeal, you may contact the DeKalb County Board of Tax Assessors which is located at 120 West Trinity Place, Room 208, Decatur, GA 30030 and which may be contacted by telephone at: (404) 371-0841.

Your staff contacts are ANA MOSLEY (404) 371-2498 and BRENTNOL BAKER (404) 371-6351

| Account Number | Property ID Number | Acreage | Tax Dist | Covenant Year | Homestead | | |
|---|-----------------------|---------------------|--------------------|--------------------|------------------------|---------------|---------------|
| 1089115 | 18 123 02 036 | .40 | UNINCORP | | YES - H1F | | |
| Property Description | R3 - RESIDENTIAL LOT | | | | | | |
| Property Address | 1291 CEDAR HEIGHTS DR | | | | | | |
| Fair Market Value | Returned Value | Previous Year Value | Current Year Value | Other Value | | | |
| 100% Fair Market Value | | 105,000 | 105,000 | | | | |
| 40% Assessed Value | | 42,000 | 42,000 | | | | |
| REASONS FOR NOTICE | | | | | | | |
| Annual Assessment Notice required by GA Law (OCGA-48-5-306) Based on the following: Review, Property Return or Audit | | | | | | | |
| The estimate of your ad valorem tax bill for the current year is based on the previous year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions. | | | | | | | |
| Taxing Authority | Taxable Assessment | X 2013 Millage | = Gross Tax Amount | - Frozen Exemption | - CONST-HMST Exemption | - Host Credit | = Net Tax Due |
| COUNTY OPNS | 42,000 | .010710 | 449.82 | .00 | 107.10 | 226.20 | 116.52 |
| HOSPITALS | 42,000 | .000800 | 33.60 | .00 | 8.00 | 16.90 | 8.70 |
| UNIC BONDS | 42,000 | .001920 | 80.64 | .00 | .00 | .00 | 80.64 |
| FIRE | 42,000 | .002820 | 118.44 | .00 | 28.20 | 59.56 | 30.68 |
| UNIC TAXDIST | 42,000 | .000710 | 29.82 | .00 | 7.10 | 15.00 | 7.72 |
| POLICE SERVC | 42,000 | .004250 | 178.50 | .00 | 42.50 | 89.76 | 46.24 |
| SCHOOL OPNS | 42,000 | .023980 | 1,007.16 | .00 | 299.75 | .00 | 707.41 |
| STATE TAXES | 42,000 | .000150 | 6.30 | .00 | .30 | .00 | 6.00 |
| DEKALB SANI | | | 265.00 | | | | 265.00 |
| STORMWTR FEE | | | 48.00 | | | | 48.00 |
| STREET LIGHT | | | 40.00 | | | | 40.00 |
| Estimate for County | | .045340 | 2,257.28 | .00 | 492.95 | 407.42 | 1,356.91 |
| Total Estimate | | .045340 | 2,257.28 | .00 | 492.95 | 407.42 | 1,356.91 |